



MEMORANDUM

TO: Members of the Zoning and Platting Commission

FROM: Sylvia Limon, Planner Senior
Development Services Department

DATE: November 27, 2018

SUBJECT: C8-2017-0294.0A Resubdivision of Lot 1, Anita Subdivision

The applicant for the above referenced subdivision application has requested a postponement to March 19, 2019.

Staff recommends a postponement to February 19, 2019. This subdivision was postponed from the November 6, 2018 meeting to the December 4, 2018 at the applicant's request.

This application is nearing its expiration date. Staff believes a second postponement to February 19, 2019 is reasonable.

A handwritten signature in black ink, appearing to read "Sylvia Limon", is written over a faint, circular official stamp.

Sylvia Limon



November 27, 2018

Zoning and Platting Commission
City of Austin
City Hall Council Chambers
301 W. 2nd Street
Austin, Texas 78701

Dear Zoning and Platting Commission Members:

On behalf of my clients, Adam and Megan Harris, owners of the subject property located at 1608 Barclay Drive, we respectfully request a postponement of consideration of Resubdivision of Lot 1 Anita Subdivision (Case No. C8-2017-0294.0A) until the March 19, 2019 meeting. Consideration of this amended plat was previously scheduled for consideration at the December 4, 2018 Zoning and Platting Commission hearing.

Thank you for your consideration of this request. If you have any questions, please contact me at 512-202-5542 or [k](#)

Sincerely,

A handwritten signature in black ink that reads "Karen Wunsch". The signature is fluid and cursive.

Karen Wunsch

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0294.0A

Z.A.P. DATE: December 4, 2018

SUBDIVISION NAME: Resubdivision of Lot 1, Anita Subdivision

AREA: 2.26 acres

LOT(S): 1

OWNER/APPLICANT: Adam & Megan Harris

AGENT: Masterplan
(Karen Wunsch)

ADDRESS OF SUBDIVISION: 1608 Barclay Drive

GRIDS: E - 23

COUNTY: Travis

WATERSHED: Barton Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

DISTRICT: 8

PROPOSED LAND USE: Residential

SIDEWALKS: Sidewalks will be provided along Barclay Drive.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely, Resubdivision of Lot 1, Anita Subdivision. The proposed plat is composed of 1 lots on 2.26 acres.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING COMMISSION ACTION:

11/6/18: Postponed to 12/4/18 at the applicant's request. (7-0)

CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov



Subject Tract



Base Map

CASE# C8-2017-0294 0A
LOCATION: 1608 BARCLAY DRIVE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



RESUBDIVISION OF LOT 1 ANITA SUBDIVISION

PLAT PREPARATION DATE: August 22, 2017
APPLICATION SUBMITTAL DATE: January 15, 2018

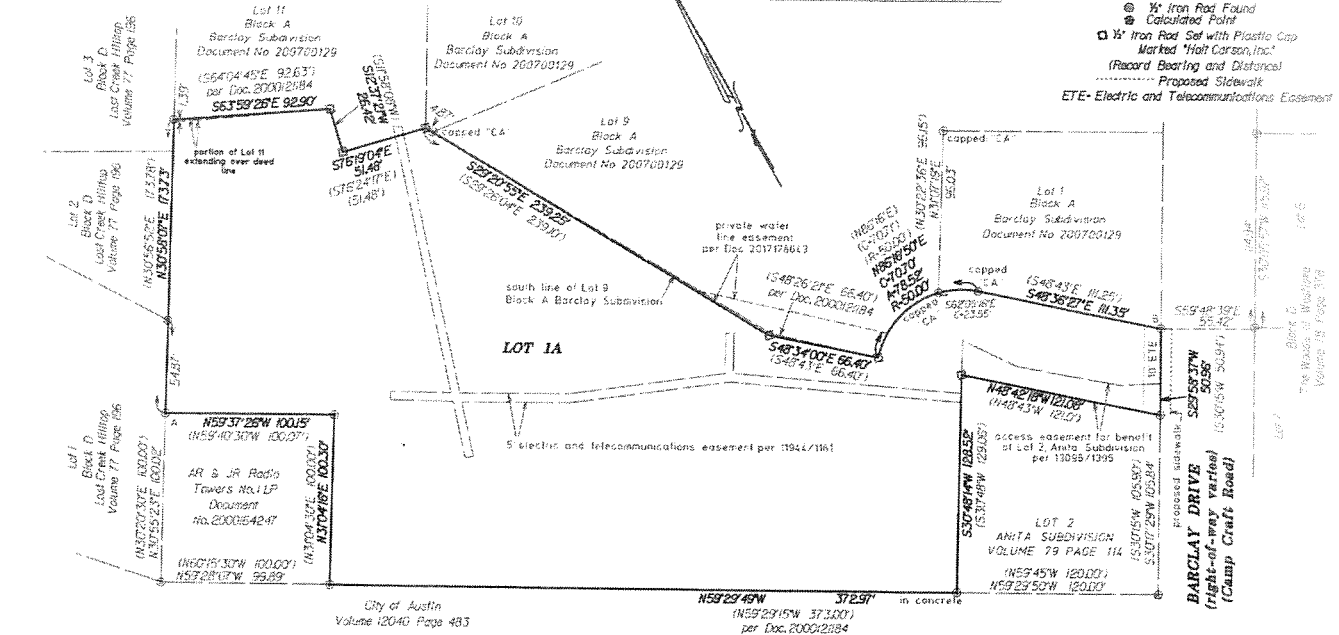
Orientation for this survey is based on a bearing of S82°58'38"E between points A and B labeled herein

LOT SUMMARY

Number of Lots = 1
LOT 1A = 98,460 square feet
2.26 Acres
TOTAL AREA = 98,460 square feet

SCALE: 1"=50'

Legend:
● 1/8" Iron Rod Found
★ Calculated Point
□ 1/8" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
(Record Bearing and Distances)
Proposed Sidewalk
ETE- Electric and Telecommunications Easement



ALEXANDER EANES SURVEY NO. 508

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That WE, Megan D Harris and Adam J Harris, owner of all of Lot 1 Anita Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79 Page 114 of the Plat Records of Travis County, Texas, together with 1.615 Acres of land out of the Alexander Eanes Survey No. 508, totaling 2.26 Acres of land which were conveyed to us by General Warranty Deed recorded in Document No. 200012184 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide said lot in accordance with the attached map or plat shown herein to be known as

RESUBDIVISION OF LOT 1 ANITA SUBDIVISION

and do hereby dedicate to the Public the use of all streets and easements shown herein, subject to any easements and/or restrictions heretofore granted and not released

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Megan D Harris
1302 Algona Road
Austin, Texas 78757

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 20 ____, did personally appear Megan D Harris, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Adam J Harris
1302 Algona Road
Austin, Texas 78757

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 20 ____, did personally appear Adam J Harris, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the ____ day of _____, 20 ____, A.D.

AUTHORIZED for record by the Director, Development Services
Department, City of Austin, County of Travis, this the ____ day of _____, 20 ____, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Zoning and Planning Commission of the City of Austin, Texas, on this the ____ day of _____, 20 ____, A.D.

Jerene Klebassa Chair And Aquino Secretary

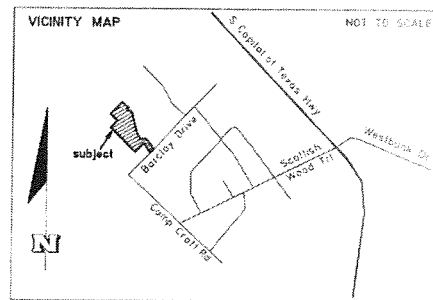
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 20 ____, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20 ____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY TEXAS

BY _____
Deputy



RESUBDIVISION OF LOT 1 ANITA SUBDIVISION

PLAT PREPARATION DATE: August 22, 2017
APPLICATION SUBMITTAL DATE: January 11, 2018

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 121.152(e), thereby acknowledging that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act. This plat complies with Chapter 26 of the City of Austin Land Development Code.

No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X) according to the Federal Flood Administration FIRM panel 48450C 0440 H dated September 25, 2008.

Roggy Carrasquillo P.E. No. 65211
Kitchen Taste Civil Solutions
Muster Engineering Associates, Inc.
6605 N. Capital of Texas Hwy Suite 315
Austin, Texas 78731
(512) 758-7474
Registered Engineering Firm No. 18129

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Anne Trayer, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 26 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Anne Trayer
Registered Professional Land Surveyor No. 6858
HOLT CARSON INC.
1934 Fortview Road Austin, Texas 78704
(512) 442-0990
Texas Licensed Surveying Firm No. 10553700

Date

NOTES

- 1 No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- 2 The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
- 3 The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
- 4 Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
- 5 No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
- 6 The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat violation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- 7 No additional impervious cover is allowed within the Barton Creek Watershed.
- 8 All streets, drainage improvements, public sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
- 9 Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
- 10 The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
- 11 The owner shall be responsible for installation of temporary erosion control, revegetation, and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- 12 By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
- 13 Public sidewalks, built to City of Austin standards, are required along the following street and as shown by a dotted line on the face of the plat Barclay Drive. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- 14 Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the Land Development Code and the Environmental Criteria Manual.
- 15 The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- 16 All restrictions and notes from the previous existing subdivision, Anita Subdivision, as recorded in Volume 79 Page 114, Travis County Plat Records, shall apply to this resubdivision plat.
- 17 All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NEC, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
- 18 Development within the Barton Springs Zone is limited to 20% impervious cover. Development within Water Supply Suburban is limited to 30% impervious cover.
- 19 Within the Barton Springs Zone, The maximum portion of any commercial multi-family or single family/duplex lot that may be established as turf or landscaped is 15 percent. However, no lot shall be restricted to less than 2000 square feet of turf or landscaped area. Undisturbed natural areas or areas restored to natural conditions shall not be considered landscaping or turf.
- 20 All drainage easements on private property shall be maintained by the property owners or assigns.
- 21 Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 22 For a minimum travel distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.
- 23 Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
- 24 Prior to construction on lots in this subdivision, drainage plans shall be submitted to the City of Austin for review. Rainfall run-off shall be help to the amount existing of undeveloped status by providing other approved methods. All proposed construction or site alteration on Lot 1 requires approval of a separate Development Permit.
- 25 Access to and from the adjacent (0.2295 Acre) tract referenced herein as the AR and JR Radio Towers No. 1 LP tract is provided per the terms and conditions of that Agreement for ingress and egress as set out in that deed recorded in Volume 4547 Page 207 of the Deed Records of Travis County, Texas.